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VAR14122
215/ALC

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August 30, 2006

Councilman Steven D. Ross
City Hall, Tenth Floor
400 Stewart Avenue
Las Vegas, NV 89101

Re: VAR-14122

Dear Councilman Ross,

We will not be able to attend the Public Hearing on Sept 6, 2006 but would like to express our opposition to some of the land development that is being proposed at the North West corner of Tropical Pkwy and Decatur Blvd.

When I retired from the Air Force at Nellis AFB in Nov 1990 after almost 30 years of service we moved away because there wasn't many jobs to be had that paid well. We traveled the world with Pratt & Whitney Jet Engines and low and behold in 2003 they sent me right back to the building where I retired. Right back to where we wanted to retire, Las Vegas. We searched for houses for two months and finally decided on the one we are living in at 4862 Friar Tuck Ave.

When we bought our home in Apr 2003 we were given comprehensive planning maps of the area and we had no problem with what was planned on the NW corner of Decatur and Tropical. It was zoned service commercial (SC) and Medium Density Residential (M). It was explained to us that it would be no higher than 2 stories.

The proposed plan now calls for commercial bottom with 2 condos above the businesses. A building J is planned to be directly north of the rear of our house.

One of the things that caught my wife's eye when we decided on this house was the mountains I believe they are called the Sheep Range Mountains. With the density of this development and all the high rise buildings we will not be able to enjoy the beauty of the Sheep Mountains any longer if this goes through. This concern was expressed by others at the neighborhood meetings also but it just didn't seem to matter to the presenters.

More importantly is the south entrance / exit off Tropical. This is going to create a traffic safety hazard with all the children coming from school in the afternoon. Additionally, people will cut across Tropical onto Jousting and into our development to

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beat the lights and traffic on Decatur creating additional unwanted traffic through our development.

The 8 story office complexes are definitely too high and what kind of exterior finish will be on these buildings? Will it be mirror like so in the afternoon the sun will reflect off it into our houses? This question by the way was never answered at the neighborhood meetings. Is there that big a demand for so called High End offices in our area that we need to make 2 office buildings 8 stories high? What about all the new so called High End Offices being constructed on the north side of Ann Rd.?

The 182 condos is definitely too much for this area. I still can't believe that people are going to pay big bucks for a Condo and have to park their car in a parking garage ¼ mile away. Has anyone looked at the District how crowded it is and not to mention trying to find a parking place and R & S Investment Group wants a variance from the required parking here, I don't think so. If I'm not mistaken the District did get a variance for the parking over there.

The parking garages are going to be higher than the parking garage at the Santa Fe which I don't think is going to be very appealing to prospective home buyers coming into the Las Vegas area not to mention the people who live on the west end of the development. I don't think everyone realizes how high those garages are going to be. Trees and landscaping is not going to hide those monstrous buildings.

What guarantees do we have that the homeless won't migrate to the North West and take up shelter in these parking garages? Will there be reliable security patrols on the property 24 / 7?

We were briefed that this is going to be a High End, Upper Scale type Mixed-Use Development. What guarantees do we have and will we have that once this developer fills all these stores, businesses, and condos that he doesn't sell the property to another investment firm that is content with getting just half the price of what the other guy was asking and now our High End development becomes the Low End Mixed-Use development.

We are not against change but when it affects this many lives adjustment to the changes should be made. The safety of the children needs to be enforced here.

Having said all this, we respectfully request the heavy density of this area be reduced. The south exit / entrance be eliminated or restricted to entrance only. The 8 story office buildings and the hotels should be restricted to only 3 stories and any other commercial property should be restricted to 2 stories along with the condos. As an added thought there should not be any parking along Tropical Pkwy so that children don't dart out from between the vehicles and someone run them over.

We thank you for taking the time to read and consider our comments and recommendations in an effort to improve the beauty of our neighborhood. If you would like to talk with us, we can be reached at the numbers and email above. You are welcome in our home also.

Respectfully Submitted,

Stephen M. Kurtz

Patricia A. Kurtz

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Richard E. Ziebarth

4854 Friar Tuck Avenue
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Dear Councilman Ross,

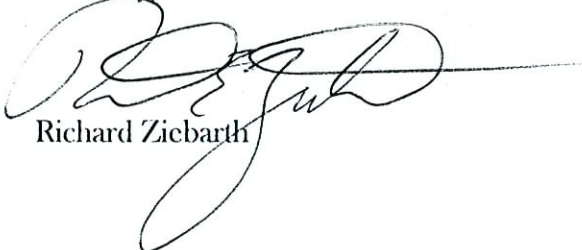
12 September, 2006

I apologize for not attending this evening, I had a previous engagement. I do want to express my gratefulness and gratitude for your attention in this matter and willingness to come out to our neighborhood. I have attended the last meeting put on by the developer as well as making remarks at the planning commission meeting on 27 July. I believe my concerns echo those of many in our community. They are:

1. Potential for increased, unattended traffic flow through our neighborhood. My preference for remedy is to install a gate at the Tropical Pkwy entrance on Jousting. The gate should be purchased, installed and maintained by the developer including a grandfather clause should the developer eventually sell the property. This would ensure continued maintenance of the gate.
2. Significant increase in traffic along Tropical Pkwy. I would like to see both *No Parking* signs in addition to red curbing on both sides of the street along Tropical Pkwy from Thom, eastward to Decatur Blvd.
3. Eight-story office buildings. My first concern is the height. To the developer's credit, they have listened and amended their plan to reduce the parking structures to five levels above ground. I believe this should set the height requirement throughout the entire 36 acre development where no structure should rise above that parking structure. Also a concern is glare from the window tinting. When the sun is in the southern hemisphere, if the south side is mirrored, the potential exists for a strong reflection to be cast southward even to the point of a blinding safety hazard.

Thank you for your time and consideration in this matter!

Sincerely,



Richard Ziebarth